


Planning and Development Department Update

DATE: May 6, 2011
TO: Mayor Setti D. Warren
FROM: Candace Havens, Director of Planning and Development
RE: Friday Report 
CC: Board of Aldermen
Robert Rooney, Chief Operating Officer

This weekly report is intended to keep you informed of current development proposals and other noteworthy planning and development activities as follows:

Monday 5/09/11	<ul style="list-style-type: none">• Mayor's Committee for People with Disabilities, 6:30 p.m., Room 209• Zoning & Planning Committee, 7:45 p.m., Room 202
Tuesday 5/10/11	<ul style="list-style-type: none">• Economic Development Commission, 7:30 p.m., Room 209• Auburndale Historic District Commission, 7:30 p.m., Room 203• Land Use – Public Hearing/Working Session, 7:45 p.m., Aldermanic Chamber/Room 222
Wednesday 5/11/11	<ul style="list-style-type: none">• Newton Housing Partnership, 7:45 a.m., Room 202 – Cancelled• FAR Public Forum, 9:00 a.m., War Memorial at City Hall• Bike Newton, 7:00 p.m., Brigham House, 20 Hartford Street, Newton Highlands
Thursday 5/12/11	<ul style="list-style-type: none">• WestMetro Home Consortium, 9:00 a.m., Room 202• Newton Upper Falls Historic District Commission, 7:30 p.m., Room 202

- **FAR Public Forum:** The Planning and Development Department will offer a public forum on **Wednesday, May 11th** at 9:00 a.m. in the War Memorial at Newton City Hall to review and answer questions about the recently adopted new floor area ratio (FAR) regulations for one- and two-family homes in residential zoning districts, which will take effect October 15, 2011. Prior to the meeting we encourage you to visit our website www.newtonma.gov/planning/FAR.php where you'll find FAQ's, FAR calculator and more helpful information. The Inspectional Services and Planning Departments are asking those submitting applications for building permits and special permits to please use the worksheet on the website (also available at the ISD counter at City Hall) to calculate FAR under both current and new regulations; the data may help applicants decide whether they wish to wait until October 15th to submit an application and will also be used to monitor implementation of the new FAR regulations. **For more information please view the FAQ's from the web link above, email us at FAR@newtonma.gov or call 617.796.1120.**
- **Mayor's Committee for People with Disabilities:** The Mayor's Committee will hold its monthly meeting **Monday, May 9th**, at 6:30 p.m. in Room 209. Agenda items include: consideration of the approval of the minutes from the April 11th meeting; a discussion about the curb cuts, crosswalk, and sidewalks at the intersection of Braeland Street and Cypress Street and a report on CDBG-funded access projects. The public will also have an opportunity to report on accessibility issues of noncompliance in the City. **Contact Kathleen Cahill at 617.796.1125 or kcahill@newtonma.gov.**
- **Zoning & Planning Committee:** The Committee will hold a **Working Session** on **Monday, May 9th** at 7:45 p.m. in Room 202. The following items will be discussed: **#17-11:** Terrence P. Morris, Joseph Porter, Bruce Bradford, George Collins, Verne T. Porter, Jr., Michael Peirce proposing an amendment revising the definition of "Grade Plane" and adding a new definition for "Average Grade"; and item **#65-11:** Terrence P. Morris & Joseph Porter proposing an amendment to the zoning ordinance to change the definition and regulation of "height" and to make height exceptions in accessory buildings subject to special permit rather than a variance; item **#150-08:** Alderman Gentile proposing that Chapter 30 be amended to clarify that for a commercial vehicle to be parked legally at a residential property, it must be registered to the owner/occupant of that residential property; item **#122-09:** Alderman Sangiolo on behalf of Armando Rossi requesting a discussion of the proliferation of signage in the city; and item **#133-03:** Alderman Yates proposing an amendment to Chapter 30 requiring a special permit for houses with excessive front garages. In addition the Committee will consider a number of re-appointments to the Economic Development Commission and the Planning and Development Board. **Contact: Jen Molinsky at 617-796-1130 or jmolinsky@newtonma.gov or Seth Zeren at 617-796-1145 or szeren@newtonma.gov.**

- **Economic Development Commission:** The Commission will meet on **Tuesday, May 10th** at 7:30 p.m. in Room 209. The EDC will talk with representatives of two proposed projects: a mixed-use project at 111 Elm Street in West Newton and Sovereign Bank at 624 Washington Street in Newtonville. The agenda also includes review of guidelines for addressing the EDC, review of short-term and long-term goals, and formation of a Strategic Business Outreach Subcommittee. **Contact Amanda Stout at 617.796.1127 or astout@newtonma.gov.**
- **Land Use Public Hearing/Working Session:** The Committee will hold a Public Hearing with Working Session(s) to follow on **Tuesday, May 10th** at 7:00 p.m. in the Aldermanic Chamber. The agenda includes the following: **#279-98(2)** Svetlana Ostrovskaya petition to amend special permit/site plan approval for an extension of a nonconforming structure #279-98, granted on 10/19/98, in order to construct an attached garage in the front setback onto an existing nonconforming single-family dwelling at **14 Roland Street**; **#104-11** Heidi K. Gardner petition for a special permit/site plan approval to extend a nonconforming structure into the rear setback by expanding and enclosing an existing breezeway to create a mudroom, increasing the Floor Area Ratio from .369 to .389 at **61 Park Avenue**; **#105-11** Sarah F. Brown petition for a special permit/site plan approval to extend a nonconforming structure to construct an addition containing approximately 17 sq. ft. into the side and rear setbacks, to increase the Floor Area Ratio from .55. to .61, and to increase the nonconforming maximum lot coverage from 40.1% to 42.1% at **30 School Street**. **Contact Derek Valentine at 617.796.1123 or dvalentine@newtonma.gov.**
- **Auburndale Historic District Commission:** The Commission will meet on **Tuesday, May 10th** at 7:30 p.m. in Room 202. Items on the agenda include: **67 Hancock Street** request to install fence and walkway; **87 Grove Street** request to demolish carriage house; **89 Grove Street** request to demolish house; **321 Central Street** request to construct addition, expand driveway, and replace windows and shutters; **Lasell College Campus:** Woodland Road, Grove Street, Maple Street, Maple Terrace, Cheswick Road, and Commonwealth Avenue request to install signs; and **Administrative Discussion:** Minutes. **Contact Brian Lever at 617.796.1129 or blever@newtonma.gov.**
- **Community Preservation Committee:** The Committee's next meeting will be on **Wednesday, May 18th** at 7:00 p.m. in the Newton Senior Center, 345 Walnut Street, Newtonville. The agenda includes a **Public Hearing &** possible funding vote for Newton's next **Open Space Plan**, and program planning for FY12. The proposal should be online by May 5th under "Proposals & Projects" on www.newtonma.gov/cpa or contact **Alice Ingerson at 617.796.1144 or aingerson@newtonma.gov.**
- **Newton Housing Partnership:** The Partnership's meeting on Wednesday, May 11th has been **cancelled**. The next scheduled meeting is on June 8th. **Contact Robert Muollo, Jr. at 617.796.1146 or rmuollo@newtonma.gov.**
- **WestMetro Home Consortium:** The Consortium will meet on **Thursday, May 12th** at **9:00 a.m.** in Room 202. Please note the time change. **For detailed agenda information please contact Trisha Guditz at 617.796.1156 or tguditz@newtonma.gov.**
- **Newton Upper Falls Historic District Commission:** The Commission will meet on **Thursday, May 12th** at 7:30 p.m. in Room 202. The following request will be considered: **970 Chestnut Street** request to replace south-side window with door to outdoor patio; other business includes approval of minutes from February 2011. **Contact Katy Holmes at 617.796.1143 or kholmes@newtonma.gov.**
- **Bike Newton:** Bike Newton Steering Committee meeting will be held **Wednesday, May 11th** at 7:00 p.m. in the Brigham House, 20 Hartford Street in Newton Highlands to review the Bicycle Map Draft, bike safety near Newton North High School, plans for farmers' markets, bike education, and recent crash data. On **Sunday, May 15th** Bike Newton will be participating in NewtonSERVES to maintain and upgrade off-road bike paths followed by an ice cream social, music, and Bike Newton rally at the War Memorial Circle at City Hall. For more information **contact Steve Heinrichs at sheindr41423@aol.com.**
- **Newton Community Farm:** Kick off the growing season at Newton Community Farm's annual Seedling Sale, **May 14th & 15th** from 1:00 – 3:00pm, with over 20,000 herb and vegetable seedlings that are ready to be transplanted into your garden. Hang around for growing tips, workshops, and delicious food! Bring your own boxes for carrying. Cash or check only. Special pre-sale for Friends of the Farm: 12:00-1:00pm Sat & Sun. The Farm is located at 303 Nahanton Street, Newton, MA 02459. Additional information can be found on their website at www.newtoncommunityfarm.org or contact **Alexandra Ananth at 617.796.1121, aananth@newtonma.gov.**